

STATE MS.-DESOTO CO.
FILED

JUN 29 4 32 PM '95

BOOK 288 PAGE 39

This instrument prepared by:
AUSTIN LAW FIRM
316 W. Commerce St.
Hernando, MS 38632
(601)-429-7888

H95-0102

VIRGINIA GARTRELL,
GRANTORS

BK. PG
W.E. DAVIS CH. CLK.

WARRANTY

TO

DEED

JERRY R. WATKINS AND WIFE, GLENDA F. WATKINS,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, VIRGINIA GARTRELL, do hereby sell, convey, and warrant unto JERRY R. WATKINS AND WIFE, GLENDA F. WATKINS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SEE ATTACHED ADDENDUM FOR DESCRIPTION

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 1995 have been prorated, and possession is given with this deed.

WITNESS my signature, this the 27th day of June, 1995.

Virginia Gartrell
Virginia Gartrell

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named VIRGINIA GARTRELL, who acknowledged that she signed and delivered the above and foregoing Deed on the day and year therein mentioned, as her free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of June, 1995.

My commission expires:

Grantors Address:
734S Church Road, W.
Walls, MS 38680

Phone: Res.- 429-6828
Bus.- N/A

James B. Young
Notary Public

Grantees Address:
5828 Irvins Lakes dr.
Haa, Ms. 38680
Phone: Res.- 781-3246
Bus.- N/A

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JUL 14 10 11 AM '95

BK 288 PG 39
W.E. DAVIS CH. CLK.
by B Cleveland

DESCRIPTION OF A 16.15 ACRE LOT AS PART OF THE MCINGVALE-GARTRELL TRACT KNOWN AS LOT 17 LOCATED IN PART OF SECTION 1; TOWNSHIP 2 SOUTH; RANGE 9 WEST; DESOTO COUNTY, MISSISSIPPI.

Beginning at the southwest corner of Section 1; Township 2 South; Range 9 West; thence north 1374.65 feet along Poplar Corner Road to the southwest corner of lot 9; thence north 1° 21' west 505.86 feet along said road to a point; thence north 6° 16' west 265.0 feet along said road to a point; thence north 1° 19' west 640.0 feet along said road to a point; thence north 0° 47' west 80.0 feet along said road to the northwest corner of lot 14; thence north 0° 47' west 285.49 feet to the northwest corner of lot 15; thence north 2° 14' west 281.45 feet along said road to the northwest corner of lot 16 and the point of beginning of the following lot 17: thence north 87° 49' east 2215.98 feet to the northeast corner of lot 16; thence north 1° 58' west 329.7 feet along the west line of the Shelton tract to the northeast corner of the McIngvale-Gartrell tract; thence south 87° 33' west 2223.66 feet along the north property line of said tract to a point in Poplar Corner Road; thence south 3° 20' east 319.48 feet to the point of beginning and containing 16.54 acres more or less. Less and except 0.39 acres in a proposed 53 foot right of way for Poplar Corner Road, leaving a net acreage of 16.15 acres more or less. All bearings are magnetic. Being in the northwest quarter.

DESCRIPTION OF A 14503 ACRE LOT AS PART OF THE MCINGVALE-GARTRELL TRACT KNOWN AS LOT 16 LOCATED IN PART OF SECTION 1; TOWNSHIP 2 SOUTH; RANGE 9 WEST; DESOTO COUNTY, MISSISSIPPI.

Beginning at the southwest corner of Section 1; Township 2 South; Range 9 West; thence north 1374.65 feet along Poplar Corner Road to the southwest corner of lot 9; thence north $1^{\circ} 21'$ west 505.86 feet along said road to a point; thence north $6^{\circ} 16'$ west 265.0 feet along said road to a point; thence north $1^{\circ} 19'$ west 640.0 feet along said road to a point; thence north $0^{\circ} 47'$ west 80.0 feet along said road to the northwest corner of lot 14; thence north $0^{\circ} 47'$ west 285.49 feet to the northwest corner of lot 15 and the point of beginning of the following lot 16: thence north $87^{\circ} 52'$ east 2214.66 feet to the northeast corner of lot 15; thence north $1^{\circ} 58'$ west 283.47 feet along the west line of the Shelton tract to a point; thence south $87^{\circ} 49'$ west 2215.98 feet to a point in Poplar Corner Road; thence south $2^{\circ} 14'$ east 281.45 feet along said road to the point of beginning and containing 14.37 acres more or less. Less and except 0.34 acres in a proposed 53 foot wide right of way for Poplar Corner Road, leaving a net acreage of 14.03 acres more or less. All bearings are magnetic. Being in the northwest quarter.